

From: Judah Angster
Sent: Monday, November 7, 2022 2:06 AM
To: Anne Penachio
Cc: Jose Guerrero
Subject: RE: Final Changes

Anne,

Given the economic changes over the past few months with interest rates, the offer provided during the spring and summer is a significant premium for today's values. The investment committee has declined the contract at this time. We will however provide the bankruptcy court with a stalking horse bid at \$3.2M for all the units.

I know this is disappointing, I am frustrated as well, but with an all cash only deal and values coming down over 20% across the country this transaction lacks financial reasoning.

Please keep us posted on auction dates, we understand that you have a second backup buyer and are ok with you and Jose moving forward with him.

Best regards,

Judah L. Angster, Esq. | Dwight City Group | CEO
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From: Anne Penachio <Anne@pmlawllp.com>
Sent: Sunday, November 6, 2022 1:18 PM
To: Judah Angster <ja@dwrightcitygroup.com>
Cc: Jose Guerrero <vahalla53@aol.com>
Subject: RE: Final Changes

Here are the Final Versions with your language regarding assignment and return of deposit.

Please sign and arrange for deposit to be sent. I can send you wire instructions when you are ready.

Sent from Mail for Windows 10

Anne Penachio
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